

# Bredon, Bredon's Norton and Westmancote Parish Council

The minutes of Bredon Parish Council meeting held at Bredon Village Hall on Monday 4<sup>th</sup> February 2014 at 7.15pm.

Present: Cllr's Mrs Alison Palmer, Mrs Gail Whiting, Mr Stuart Bird, Mr Matt Darby, Mr Kevin Falvey, Mr Phil Handy, Mr John Masters, Mr Andrew Rhodes, Mr Declan Shiels and Mr Andrew Woodward (Chairman).

In Attendance Ms J Shields (Clerk) and Mr A Hardman (District and County).

A letter of resignation had been received from Cllr John Masters, the whole council tried to persuade him to stay however the reasons were understood, John has been on the council for over 40 years and he and his knowledge will be sorely missed. The chairman on behalf of the Parish thanked John for his commitment to the parish.

## 1. Apologies For Absence.

Apologies were received and accepted from Cllr's Mr Andy Norman and Mr Rob Sly.

## 2. Declaration of Interests.

Cllr's were reminded to update their Register of Interests with Wychavon.

Cllrs Falvey and Darby declared a prejudicial ODI in item 4d.

## 3. To Consider The Adoption Of The Minutes Of The Meeting Held On The 6<sup>th</sup> January 2014.

The minutes, having been previously circulated were agreed and signed as a true record.

## 4. Planning.

a) For Consideration.

- I. W/13/02536/LB and W/14/00086/PN Bredon Hancocks First School, Church Street, Bredon. Demolition of existing block and glazed link. Extensions to provide new class room, staffroom and link to existing school. No reason to object.
- II. W/14/00058/PN - Lampitt House, Lampitt Lane, Bredons Norton. Demolition of existing and erection of a replacement live/work unit.

Reasons to object

The application fails to satisfy a number of policies in the Wychavon Local Plan and emerging South Worcestershire Development Plan (SWDP).

Conflicts with the Wychavon Local Plan

- RES9 a) The proposed building is not more in keeping with its surroundings and the rural landscape. It does not make use of Cotswold vernacular design appropriate to its setting in a sensitive part of the AONB.
- RES9 b) The replacement would not be preferable in terms of design for the same reasons as above.
- RES9 c) The replacement would not be on much the same site as the existing building, and would not be of a similar size, scale and footprint. According to plans submitted along with the application, the replacement building will be located approximately 70m from the existing permitted building. The proposed site includes much of the garden of neighbouring Lampitt House. The existing site curtilage measures approximately 495m<sup>2</sup>. The curtilage of the proposed site measures 2,075m<sup>2</sup> – an increase of more than 419%. Furthermore, the footprint of the existing (permitted) building is approximately 70m<sup>2</sup>. The footprint of the proposed building is approximately 104m<sup>2</sup> – an increase of 49%.

Conflicts with the SWDP

- SWDP 8 J i) The residential use is clearly not ancillary with floor space split at least 60% employment and no more than 40% residential. According to the

applicants' Planning, Design and Access Statement, only 24% of the overall floor area will provide useable workspace.

- SWDP 18 iii) The applicant successfully argued under planning permission W/13/01227/PN that accommodation needs can be met through the alteration, extension and / or refurbishment of the original dwelling.
- SWDP 18 iv) The replacement is disproportionately larger than the existing dwelling and will exceed the size of the original footprint by more than 30%. As noted above, it is proposed that the footprint would increase by 49%.
- SWDP 18 v) The proposed dwelling is not positioned on the footprint of the existing dwelling, and it cannot be demonstrated that there are visual, landscape or highway safety or other environmental grounds to justify an alternative location within the existing curtilage. The proposed location of the new dwelling is outside the existing curtilage in the garden of Lampitt House.
- SWDP 18 vi) The curtilage of the replacement building is greater than that of the existing. As noted above, the proposed replacement curtilage includes much of the garden of neighbouring Lampitt House, and is 419% larger than that of the existing building.

It should be borne in mind that the application site lies inside the Cotswolds AONB, outside the Development Boundary and adjacent to the Bredon's Norton Conservation Area. It should also be borne in mind that nine separate planning applications relating to the curtilage of Lampitt House have been submitted since 2006. Planning permission was granted in 2012 for a new dwelling within the former curtilage of Lampitt House (W/12/00847/PN). Contradictions within these applications suggest that the statements of intent made by the applicants should not be considered reliable.

- III. W/14/00025/PP, 4 Brensham Court, Kemerton Road, Bredon. To add a light oak conservatory to the rear of the property. No reason to object.
- IV. W/13/02634/PP - 2 Avondale Cottages, Church Street, Bredon. Proposed alteration to existing ground floor extension at the rear of the cottage, and the conversion of garage block to create a sitting room, bedroom and bathroom. Erection of 1 metre high post and rail fence.
- V. W/14/00081/PP - Yew Tree Cottage, Lower Lane, Kinsham. Proposed extension and garage. No reasons to object subject to: the condition that the other outhouses and sheds are demolished, to prevent overdevelopment of the site.
- VI. 13/02634 2 Avondale Cottages, Church Street, Bredon, Tewkesbury, GL20 7LA Proposed alteration to existing ground floor extension at the rear of the cottage, and the conversion of garage block to create a sitting room, bedroom and bathroom. Erection of 1 metre high post and rail fence. No reasons to object with the following proviso:
  - The application is acceptable to the Conservation Officer
  - In order to comply with Wychavon Local Plan policy SUR7 (Annexe Accommodation), a condition or Section 106 Agreement should be used to ensure any accommodation is retained as ancillary to that of the main dwelling.

b) Decided By Wychavon.

Approved By Wychavon.

- I. W/13/02352/LB - Old Croft Farmhouse, Rectory Lane, Bredons Hardwick,
- II. W/13/02435/PP - Brookfield House and, Farm Cottage, Manor Lane, Bredons Norton.
- III. W/14/00025/PP - 4 Brensham Court, Kemerton Road.
- IV. W/13/02336/PN - Bredon Hancocks Endowed First School, Church Street, Bredon.

- V. W/13/02443/PP - Avadi, Chapel Lane, Westmancote.
- c) Update On Developments In Bredon.
- I. Benshams.  
Tree Preservation Order (TPO) - Orchard adjacent to Bensham's, Cheltenham Road, Bredon.  
Following the decision by the recent Planning Committee to confirm this TPO Sally Griffiths been had been contacted by Paul Duncliffe who is the agent for the owners of this land, to request a site meeting to identify and agree the dead trees which can be removed. He also wishes to discuss any trees which maybe dying which he intends to apply to fell.  
Cllr Handy and Mr John White (former head of Arboreta at the Forestry Commission) represented the Parish Council at the meeting held on the site on 23 January with District Cllr Adrian Darby, Wychavon Conservation Officers and Mr Duncliffe. It was agreed that a small number of dead trees could be removed entirely, and that a few other trees could be replaced, but that most trees should be retained. Tree Preservation order No 001 2013 was confirmed on the 30<sup>th</sup> January 2014. The council would like to thank Cllr A Darby and Mr White in writing for their help.
  - II. Tewkesbury Road.  
Residents campaign is ongoing.
  - III. Perwell Close  
The TPO for Land adjacent to Perwell Close No. 002 2013 was confirmed on the 11<sup>th</sup> December 2013.
- d) Bredon Star Club House.  
Cllr Falvey and Darby left the room for this item.  
Fund raising is doing very well and work should start in April and take aprox 14 weeks. However, the club would like to submit a small change in the planning application to accommodate a new boiler, by moving the dormer out by one metre, the council's only concern is to the aesthetics of the building will be addressed by the architect.
- e) Bredon Football Club Changing rooms.  
Whilst the roof is removed for the above, the football club would like to make some changes to the interior of their changing rooms, the council has no objection.

## 5. Finances.

- a) Invoices To Be Paid.  
The enclosed list of payments was agreed.
- b) Financial Report.  
See enclosed list for remittances received.
- c) To Consider a Donation to Bredons Norton Village Hall.  
The council agreed to contribute to the invoice for the roof repairs; however it would like to see the halls accounts before committing to a figure. A joint meeting with the Bredon's Norton management committee was suggested, so that ideas for safeguarding the hall in the long term could be discussed. Cllr Palmer would propose this at the next meeting of the committee.
- d) To Consider a Donation to Evesham Volunteer Centre.  
The council agreed a donation of £100.00.
- e) Cllr Bird had attended the recent Budget Consultation Event at County Hall on Wednesday 22 January 2014. Current figures being discussed by the county council indicate that there may be an overall increase in council tax of approx 1.9% for 2014/15. It was also reported that the council was looking very hard at all bus route subsidies and that there were likely to be significant cuts in this area.

**6. Correspondence For Information.**

Simon Williams has left West Mercia to become a Police Constable for Warwickshire. Clerk to write and thank him for his efforts.

Clerk to report to Wychavon work men urinating on the playing field in front of mothers and children.

Parishioners should report all dog fouling to

<https://www.worcestershire.gov.uk/myselfservice/fouling.aspx?partner=wdc>

**7. To Discuss Planting on the Highway.**

Deferred until later in the year.

**8. Progress Reports For Information.**

a) Clerk.

Report circulated.

b) Bredon Village Hall.

The central heating pump at the hall had to be replaced and some of the old radiators needed new valves.

Cllr Falvey will supervise the placing of hooks in the halls to facilitate banners etc without defacing the paint work.

c) Bredons Norton Village Hall.

Cllr Palmer will attend the meeting due to be held on the 4<sup>th</sup> February and convey the councils concerns.

d) County And District Councillor.

No report.

Clerk to ask for an update on the following: Tewkesbury Planning Application, Drainage works in Kinsham.

e) New Homes Bonus Projects.

Playgroup and guides, Clerk to investigate VAT implication.

Churchrooms – New Floor to be laid in the Easter Holidays.

Clearway to be instructed to fit the new internal door at Bredon Village Hall.

f) Leases.

Ongoing.

g) Parish Magazine.

Cllr Masters and Dog fouling.

**9. Councillors Reports And Items For Future Agenda.**

Hospital and Ambulance Services for Bredon. (Cllr Rhodes)

Bredons Norton Village Hall.

Grazing Agreement for the Glebe Field.

Co Option of Councillor.

**10. Date Of Next Meeting.**

Monday 3<sup>Rd</sup> March 2014.